

FILED FOR RECORD
COLORADO COUNTY, TX

NOTICE OF TRUSTEE'S SALE

2024 DEC 13 AM 11:47

KIMBERLY MENKE
COUNTY CLERK

D.H.

THE STATE OF TEXAS §
COUNTY OF COLORADO §

Date: December 12, 2024

Deed of Trust:

Date: October 16, 2023

Grantor: Yordis Lopez, 17311 Nevelson Circle, Spring, Texas 77379

Beneficiary: Legacy Land Group Ltd. and transferred to Cody Brad Burrough

Recorded in Volume 1048, Page 965, Official Public Records, Colorado County, Texas, and the Transfer of Lien is dated September 30, 2024, and is recorded in Volume 1076, Page 934, Official Public Records Colorado County, Texas

Property: Being a 11.47 acre tract of land known as Tract 45 and being part of the G. H. & H. RR. Co. Survey, A-664, Colorado County, Texas and being more particularly described by metes and bounds in Exhibit "A" filed in Volume 1048, Page 965, of the Official Public Records, Colorado County, Texas.

Date of Sale: January 7, 2025

Time of Sale: The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.

Place of sale of Property: Colorado County Courthouse Annex, 318 Spring Street, Room 103, Columbus, Texas 78934

Designated Area: Colorado County Courthouse Annex, or in any other area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

Substitute Trustee - Dean Murphy or Gordon
Murphy or Timothy Murphy or Julissa Govea-
Lopez

For more information:

P.O. Box 1249
San Marcos, Texas 78667
512-396-5115